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First Security Bank

IDAHO CONSTRUCTION REPORT

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VOLUME 32 APRIL 1985 NUMBER 4

AUTHORIZED BUILDING PERMIT CONSTRUCTION

56 MAJOR LOCATIONS

APRIL 1985

Building permit construction activity in Idaho improved significantly in April. Based on year-to-year comparisons, it was the best month in 1985, even though activity levels remain slightly below last year. In recent weeks residential mortgage rates have eased noticeably. Conventional 30-year, fixed-rate mortgages are 12-3/4 percent; FHA mortgages are being quoted at 12½ percent with a 1-point discount; an adjustable-rate-mortgage first-year rate is 10½ percent with a 1-percent annual cap. Mortgage rates at these levels should support some improvement in construction volumes in the months ahead.

TOTAL CONSTRUCTION VALUE for authorized building permit construction in 56 major Idaho locations in April was $44,904,242, or 0.5 percent below 1984. NEW RESIDENTIAL CONSTRUCTION for 414 dwelling units totalled $21,182,275, a decrease of 9.8 percent in number and an increase of 4.1 percent in value compared with a year ago. NONRESIDENTIAL CONSTRUCTION valued at $14,014,666 was down 0.9 percent from last year, while ALTERATIONS AND REPAIRS totalling $9,707,301 were down 8.7 percent.

CONSTRUCTION VALUES IN 56 MAJOR IDAHO LOCATIONS

			Percent Change 1985 from 1984	
	APRIL	4 MONTHS	APRIL	4 MOS.
NUMBER OF NEW DWELLING UNITS	414	1,019	- 9.8	- 27.4
VALUE (dollars)				
Residential	$ 21,182,275	$ 50,364,327	+ 4.1	- 15.9
Nonresidential	14,014,666	44,483,425	- 0.9	+ 39.9
Alterations & Repairs	9,707,301	27,851,139	- 8.7	- 22.9
TOTAL CONSTRUCTION VALUE	$ 44,904,242	$ 122,698,891	- 0.5	- 4.0

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS APRIL 1985

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	2	0	0	8,000	$8,000
Coeur d'Alene	9	27	433,326	261,910	96,127	791,363
Kootenai County Un	34	77	1,135,222	510,404	384,188	2,029,814
Craigmont			NO PERMITS ISSUED			0
Grangeville	0	17	0	2,500	119,615	122,115
Lewiston	6	85	325,087	956,552	304,555	1,586,194
Nez Perce Co Un	3	10	81,000	74,240	141,500	296,740
Moscow	3	25	123,000	4,500	1,634,926	1,762,426
Latah County Un	4	3	9,243	0	15,000	24,243
Orofino	0	11	0	0	22,420	22,420
Osburn	0	5	0	11,184	6,895	18,079
Sandpoint	1	6	100,500	0	18,760	119,260
St. Maries	1	9	3,000	7,000	3,600	13,600
Benewah County Un	1	1	38,000	0	0	38,000
TOTAL NORTHERN	62	278	2,248,378	1,828,290	2,755,586	6,832,254
Boise City	85	860	5,172,001	594,000	3,447,624	9,213,625
Meridian	16	37	752,776	116,500	102,021	971,297
Ada County Un	42	91	2,069,241	4,302,183	470,607	6,842,031
Caldwell	7	29	232,506	75,000	191,608	499,114
Canyon County Un	25	53	691,600	487,100	69,400	1,248,100
Nampa	6	42	244,135	1,453,000	260,218	1,957,353
Emmett	3	50	199,325	54,913	100,189	354,427
Gooding	0	4	0	8,000	5,000	13,000
Hailey	3	13	173,363	90,328	39,132	302,823
Ketchum	3	6	432,526	0	21,500	454,026
Sun Valley	0	11	0	0	182,800	182,800
Blaine County Un	12	15	1,617,711	0	93,450	1,711,161
Jerome	0	9	0	65,500	58,828	124,328
Mountain Home	12	26	534,070	1,500	57,020	592,590
Payette	3	10	82,000	43,000	6,500	131,500
Shoshone			NO PERMITS ISSUED			0
Twin Falls City	16	46	858,219	542,618	367,655	1,768,492
Twin Falls Co Un	2	4	114,000	0	59,000	173,000
Weiser	2	21	32,000	14,800	30,266	77,066
TOTAL SOUTHWESTERN	237	1,327	13,205,473	7,848,442	5,562,818	26,616,733
Blackfoot	0	13	0	20,000	250,800	270,800
Bingham County Un	19	26	383,058	57,840	21,169	462,067
Idaho Falls	44	46	3,008,560	2,100,640	110,150	5,219,350
Ammon	0	2	0	0	9,404	9,404
Bonneville Co Un	15	37	436,040	1,709,250	69,528	2,214,818
Rexburg	2	7	188,000	87,000	12,400	287,400
Rigby	1	1	13,500	0	0	13,500
Jefferson Co Un	2	16	128,500	120,100	9,650	258,250
Salmon	0	7	0	0	138,800	138,800
Lemhi County Un	4	18	188,000	12,000	61,180	261,180
St. Anthony			NO PERMITS ISSUED			0
TOTAL EASTERN	87	173	4,345,658	4,106,830	683,081	9,135,569
American Falls	1	10	37,000	500	49,300	86,800
Power County Un	1	4	16,000	0	53,570	69,570
Burley	1	1	61,000	0	0	61,000
Chubbuck	5	13	223,866	102,000	3,400	329,266
Montpelier	0	1	0	0	300	300
Pocatello	13	50	602,000	112,000	388,165	1,102,165
Bannock County Un	4	8	323,000	0	85,585	408,585
Preston			NO REPORT RECEIVED			0
Franklin County Un	1	1	56,000	0	0	56,000
Rupert	0	13	0	9,024	64,976	74,000
Minidoka County Un	2	7	63,900	7,580	50,020	121,500
Soda Springs	0	3	0	0	10,500	10,500
TOTAL SOUTHEASTERN	28	111	1,382,766	231,104	705,816	2,319,686
TOTAL 56 LOCATIONS	414	1,889	21,182,275	14,014,666	9,707,301	44,904,242

Compiled by First Security Bank of Idaho N.A.

IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS FOUR MONTHS CUMULATIVE 1985

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	9	0	133,000	24,350	$157,350
Coeur d'Alene	23	72	1,154,352	14,707,180	392,494	16,254,026
Kootenai County Un	94	188	3,716,809	1,196,688	776,069	5,689,566
Craigmont	0	0	0	0	0	0
Grangeville	0	23	0	2,500	164,815	167,315
Lewiston	38	287	1,358,479	1,490,927	1,406,925	4,256,331
Nez Perce Co Un	7	20	173,000	88,240	186,500	447,740
Moscow	10	59	496,000	88,600	1,966,441	2,551,041
Latah County Un	5	15	73,593	1,250	55,900	130,743
Orofino	2	35	49,068	116,790	108,130	273,988
Osburn	0	6	0	16,403	6,895	23,298
Sandpoint	1	21	100,500	4,500	293,885	398,885
St. Maries	11	18	144,200	7,000	26,900	178,100
Benewah County Un	3	5	87,500	34,000	12,000	133,500
TOTAL NORTHERN	194	758	7,353,501	17,887,078	5,421,304	30,661,883
Boise City	207	2,696	12,882,809	7,248,953	11,939,166	32,070,928
Meridian	64	99	2,888,235	116,500	167,944	3,172,679
Ada County Un	148	339	7,109,834	5,468,112	1,257,818	13,835,764
Caldwell	14	70	528,988	705,000	419,708	1,653,696
Canyon County Un	75	137	2,223,650	900,670	162,610	3,286,930
Nampa	14	129	628,315	2,698,500	1,558,898	4,885,713
Emmett	3	86	199,325	111,909	417,282	728,516
Gooding	0	6	0	8,000	42,400	50,400
Hailey	3	13	173,363	90,328	39,132	302,823
Ketchum	3	9	432,526	584,721	32,345	1,049,592
Sun Valley	1	15	226,000	0	223,800	449,800
Blaine County Un	13	20	2,169,611	1,730,000	147,950	4,047,561
Jerome	0	19	0	65,500	278,044	343,544
Mountain Home	19	56	910,220	1,500	168,235	1,079,955
Payette	5	17	128,000	43,500	121,000	292,500
Shoshone	0	0	0	0	0	0
Twin Falls City	40	136	2,034,732	994,454	881,315	3,910,501
Twin Falls Co Un	7	14	410,000	3,000	124,000	537,000
Weiser	2	45	32,000	22,800	70,760	125,560
TOTAL SOUTHWESTERN	618	3,906	32,977,608	20,793,447	18,052,407	71,823,462
Blackfoot	1	21	37,000	20,000	260,300	317,300
Bingham County Un	25	40	601,740	96,360	266,729	964,829
Idaho Falls	63	100	4,390,110	2,261,094	956,070	7,607,274
Ammon	1	5	50,000	9,720	16,204	75,924
Bonneville Co Un	28	65	982,770	1,764,250	125,238	2,872,258
Rexburg	2	18	188,000	420,000	483,400	1,091,400
Rigby	1	2	13,500	0	25,000	38,500
Jefferson Co Un	14	39	513,000	335,000	23,650	871,650
Salmon	1	17	36,000	0	254,300	290,300
Lemhi County Un	5	26	194,000	25,000	83,180	302,180
St. Anthony	0	0	0	0	0	0
TOTAL EASTERN	141	333	7,006,120	4,931,424	2,494,071	14,431,615
American Falls	3	14	100,500	500	54,100	155,100
Power County Un	6	10	205,000	0	105,570	310,570
Burley	1	6	61,000	0	128,500	189,500
Chubbuck	7	23	319,866	108,000	18,600	446,466
Montpelier	0	2	0	0	5,300	5,300
Pocatello	37	156	1,741,832	587,000	1,146,571	3,475,403
Bannock County Un	5	11	431,000	20,000	261,585	712,585
Preston	0	0	0	0	0	0
Franklin County Un	1	1	56,000	0	0	56,000
Rupert	3	22	23,000	9,024	79,311	111,335
Minidoka County Un	3	16	88,900	119,952	57,620	266,472
Soda Springs	0	7	0	27,000	26,200	53,200
TOTAL SOUTHEASTERN	66	268	3,027,098	871,476	1,883,357	5,781,931
TOTAL 56 LOCATIONS	1,019	5,265	50,364,327	44,483,425	27,851,139	122,698,891

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IDAHO CONSTRUCTION REPORT - 56 MAJOR LOCATIONS — APRIL 1984

CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	8	0	0	135,661	$135,661
Coeur d'Alene	5	21	225,448	236,000	136,584	598,032
Kootenai County Un	43	89	1,813,264	610,052	223,633	2,646,949
Craigmont	0	1	0	450	0	450
Grangeville	0	5	0	4,000	49,700	53,700
Lewiston	13	102	484,732	114,880	206,491	806,103
Nez Perce Co Un	2	7	41,400	50,000	16,000	107,400
Moscow	8	26	402,500	309,500	213,705	925,705
Latah County Un	1	7	68,298	13,020	36,068	117,386
Orofino	2	18	43,060	0	76,357	119,417
Osburn	0	10	0	9,005	21,262	30,267
Sandpoint	6	17	182,000	0	170,480	352,480
St. Maries	2	7	23,500	0	23,390	46,890
Benewah County Un			NO FIGURES REPORTED			0
TOTAL NORTHERN	82	318	3,284,202	1,346,907	1,309,331	5,940,440
Boise City	80	1,064	4,659,662	175,310	4,025,929	8,860,901
Meridian	25	42	1,226,210	0	104,045	1,330,255
Ada County Un	76	135	3,357,594	2,544,779	502,814	6,405,187
Caldwell	1	17	47,300	280,120	170,930	498,350
Canyon County Un	16	40	535,500	391,900	325,700	1,253,100
Nampa	5	26	136,100	315,001	1,355,155	1,806,256
Emmett	1	13	74,510	13,200	257,495	345,205
Gooding	1	6	65,000	574,290	17,450	656,740
Hailey	1	7	56,152	80,000	30,400	166,552
Ketchum	11	14	1,150,193	0	138,262	1,288,455
Sun Valley	8	14	155,000	0	119,600	274,600
Blaine County Un	6	12	496,320	2,034,807	85,500	2,616,627
Jerome			NO FIGURES REPORTED			0
Mountain Home	1	30	60,000	19,000	106,720	185,720
Payette		3	0	3,600	2,500	6,100
Shoshone			NO FIGURES REPORTED			0
Twin Falls City	13	51	773,114	156,778	284,683	1,214,575
Twin Falls Co Un	1	3	92,000	0	23,000	115,000
Weiser	1	9	845	0	35,080	35,925
TOTAL SOUTHWESTERN	247	1,486	12,885,500	6,588,785	7,585,263	27,059,548
Blackfoot	1	11	5,900	91,310	41,524	138,734
Bingham County Un	16	30	492,019	738,539	233,460	1,464,018
Idaho Falls	22	56	922,130	788,394	230,015	1,940,539
Ammon	1	4	65,000	0	6,000	71,000
Bonneville Co Un	14	32	583,200	1,243,012	73,100	1,899,312
Rexburg	16	5	175,000	1,000	240,000	416,000
Rigby			NO PERMITS ISSUED			0
Jefferson Co Un	14	36	326,835	352,820	31,575	711,230
Salmon	1	5	11,225	0	12,000	23,225
Lemhi County Un	5	15	93,090	71,000	45,516	209,606
St. Anthony	0	4	0	14,000	173,000	187,000
TOTAL EASTERN	90	198	2,674,399	3,300,075	1,086,190	7,060,664
American Falls	2	5	42,000	0	6,100	48,100
Power County Un	2	5	35,000	14,851	0	49,851
Burley	0	6	0	23,000	20,660	43,660
Chubbuck	1	3	2,700	50,000	1,500	54,200
Montpelier	0	3	0	0	5,500	5,500
Pocatello	17	88	777,000	1,741,000	323,099	2,841,099
Bannock County Un	7	11	346,907	1,000,000	17,200	1,364,107
Preston	1	3	30,000	74,000	0	104,000
Franklin County Un	2	2	88,000	0	0	88,000
Rupert	0	11	0	0	63,610	63,610
Minidoka County Un	7	15	136,900	6,700	197,928	341,528
Soda Springs	1	6	47,900	0	15,341	63,241
TOTAL SOUTHEASTERN	40	158	1,506,407	2,909,551	650,938	5,066,896
TOTAL 54 LOCATIONS	459	2,160	20,350,508	14,145,318	10,631,722	45,127,548

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CITY OR AREA	NEW DWELLING UNITS	TOTAL PERMITS	NEW RESIDENTIAL	NEW NONRESIDENTIAL	ALT-ADD REPAIRS	TOTAL CONSTRUCTION
Bonners Ferry	0	14	0	3,000	167,261	$170,261
Coeur d'Alene	41	86	1,920,075	1,916,875	852,909	4,689,859
Kootenai County Un	93	171	3,499,593	852,780	519,461	4,871,834
Craigmont	0	3	0	450	6,200	6,650
Grangeville	0	18	0	97,600	374,100	471,700
Lewiston	42	325	1,552,483	797,229	867,052	3,216,764
Nez Perce Co Un	9	19	219,400	199,649	48,500	467,549
Moscow	40	67	1,325,580	309,500	445,930	2,081,010
Latah County Un	3	23	141,494	1,440,091	68,068	1,649,653
Orofino	2	49	106,060	0	243,833	349,893
Osburn	0	18	0	31,005	50,812	81,817
Sandpoint	35	48	834,000	0	600,130	1,434,130
St. Maries	3	21	63,500	164,895	58,605	287,000
Benewah County Un	3	5	105,000	42,000	4,700	151,700
TOTAL NORTHERN	271	867	9,767,185	5,855,074	4,307,561	19,929,820
Boise City	316	3,379	16,788,676	3,010,017	14,614,004	34,412,697
Meridian	68	103	2,953,960	570,000	185,736	3,709,696
Ada County Un	249	422	10,084,728	5,949,828	1,261,859	17,296,415
Caldwell	12	41	501,527	382,920	558,407	1,442,854
Canyon County Un	85	141	3,014,600	728,400	438,600	4,181,600
Nampa	15	75	533,416	701,070	5,362,793	6,597,279
Emmett	2	52	170,585	55,884	345,511	571,980
Gooding	2	9	118,000	574,290	44,450	736,740
Hailey	2	9	108,028	80,000	31,865	219,893
Ketchum	11	20	1,150,193	0	163,237	1,313,430
Sun Valley	9	21	375,000	0	197,900	572,900
Blaine County Un	9	17	1,007,270	2,159,807	92,500	3,259,577
Jerome	3	14	104,218	88,030	53,400	245,648
Mountain Home	22	71	440,000	89,000	258,590	787,590
Payette	5	17	132,950	8,900	13,200	155,050
Shoshone	0	0	0	0	0	0
Twin Falls City	34	129	2,080,401	1,581,418	2,526,471	6,188,290
Twin Falls Co Un	3	15	592,000	67,000	90,700	749,700
Weiser	2	36	1,845	5,000	150,406	157,251
TOTAL SOUTHWESTERN	849	4,571	40,157,397	16,051,564	26,389,629	82,598,590
Blackfoot	5	21	95,900	118,210	58,174	272,284
Bingham County Un	27	51	743,967	1,066,539	982,035	2,792,541
Idaho Falls	58	120	2,846,420	2,736,392	734,475	6,317,287
Ammon	3	9	235,000	214,000	19,000	468,000
Bonneville Co Un	32	64	1,023,100	1,408,612	121,780	2,553,492
Rexburg	18	9	265,000	498,000	280,000	1,043,000
Rigby	0	1	0	0	10,000	10,000
Jefferson Co Un	36	67	936,205	373,270	583,575	1,893,050
Salmon	3	19	11,315	105,000	102,280	218,595
Lemhi County Un	7	22	93,180	71,000	59,008	223,188
St. Anthony	0	4	0	14,000	173,000	187,000
TOTAL EASTERN	189	387	6,250,087	6,605,023	3,123,327	15,978,437
American Falls	4	12	67,700	0	13,378	81,078
Power County Un	3	11	60,000	21,851	28,200	110,051
Burley	0	11	0	23,000	51,160	74,160
Chubbuck	4	16	68,900	63,000	115,400	247,300
Montpelier	0	4	0	275,000	5,500	280,500
Pocatello	44	183	1,998,585	1,745,000	1,059,530	4,803,115
Bannock County Un	10	18	437,907	1,000,000	23,500	1,461,407
Preston	1	4	30,000	145,000	0	175,000
Franklin County Un	7	7	314,000	0	0	314,000
Rupert	3	27	100,176	1,080	227,260	328,516
Minidoka County Un	17	30	520,957	6,700	719,641	1,247,298
Soda Springs	2	12	95,800	1,200	52,482	149,482
TOTAL SOUTHEASTERN	95	335	3,694,025	3,281,831	2,296,051	9,271,907
TOTAL 54 LOCATIONS	1,404	6,160	59,868,694	31,793,492	36,116,568	127,778,754

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